

SEAWINDS II
BOARD OF TRUSTEES TELEPHONIC MEETING MINUTES
October 26, 2010

I. CALL TO ORDER/ROLL CALL

A duly noticed telephonic meeting of the Board of Trustees was called to order by Jeff Fares at 5:36 p.m. The following persons were in attendance:

Board of Trustees:

Jeff Farres	Nancy Kritzman
Frank Goodyear	David Rapaport
Shelia Farres	Vincent (Gene) Phaneuf

Absent:

Rowena Flynn

Vacation Resorts International and Resort Management:

Michael McManus, Director of Resorts/VRI
Israel Soares, Resort General Manager

II. APPROVAL OF AGENDA

MOTION: Jeff Farres moved to approve the agenda as written. Motion was seconded by Nancy Kritzman and approved unanimously.

III. MANAGEMENT REPORTS

A. Election of Officers

MOTION: Frank Goodyear moved to nominate Jeff Farres as President, David Rapaport as Treasurer, and Sheila Farres as Secretary. Motion was seconded by Gene Phaneuf and approved unanimously.

B. VRI Sales Management Agreement

MOTION: Nancy Kritzman moved to approve the VRI Sales Management Agreement as presented, authorizing any one of the three officers (Jeff Farres as President, David Rapaport as Treasurer, and Sheila Farres as Secretary) to sign such document on behalf of the Seawinds II Condominium Trust. Motion was seconded by Frank Goodyear and approved unanimously.

C. Non-Judicial Foreclosures (H.4803)

Michael McManus reported that as of October 7, 2010, Governor Deval Patrick signed the Non-Judicial Foreclosure bill (H.4803). The Board discussed how this would help Seawinds II clean up the delinquent accounts in 2011 and turn the inventory over to the sales company.

IV. OTHER

A. Next Meeting Date

The next scheduled meeting will be in February of 2011, an email will be sent to all Board members in mid January to schedule a meeting date.

B. Open Discussion

The Board discussed who would run the Board meetings in 2011 if and when the Board President was not present.

V. ADJOURNMENT

MOTION: There being no further business, Sheila Farres moved to adjourn the meeting at 6:30 p.m. Motion was seconded by David Rapaport and approved unanimously.

Shelia Farres, Secretary

MJM/jmf

swb: 102610min